

AGN. NO.

MOTION BY SUPERVISOR GLORIA MOLINA

April 2, 2013

The Child Support Services Department (CSSD) has been located at 2934 East Garvey Avenue, West Covina since May 13, 1991, during which time it has provided the public with valuable program services. CSSD has been on a month-to-month holdover tenancy since December 2012 while it searches for a new location that will provide a more efficient space configuration and ample parking for staff and clients. The owner of the currently leased space is selling the property to a developer who plans to improve the value and marketability of the property by increasing parking and redesigning the improvements. A 50,000-square-foot building located in the City of Pomona has been identified as a prospective location to house CSSD by January 2014.

On February 22, 2013, the County received a 60-day notice to vacate the premises by April 22, 2013. CSSD has been planning the temporary relocation of staff to other County offices in Pomona and Glendora, until such time as a lease for the new property can be negotiated and a lease recommendation made to the Board regarding the undertaking of tenant improvements required to commence occupancy of the new property.

MOTION

Molina _____

Yaroslavsky _____

Knabe _____

Antonovich _____

Ridley-Thomas _____

The Chief Executive Office (CEO), Real Estate Division has been in protracted discussions with the West Covina landlord to allow CSSD to continue occupying the property and has been successful in negotiating terms to continue its holdover tenancy until December 31, 2013.

This motion is intended to seek the Board's authorization to proceed with the continued holdover occupancy by CSSD at 2934 East Garvey, West Covina, until December 31, 2013.

I, THEREFORE, MOVE THAT THE BOARD OF SUPERVISORS, as authorized by Government Code Section 25351:

1. Make a finding that the continued occupancy by CSSD at 2934 East Garvey Avenue, West Covina is in the County's best interest to maintain continuity of program services to benefit the families and children who are recipients of CSSD's services.
2. Find that the proposed holdover tenancy is categorically exempt from the provisions of the California Environmental Quality Act pursuant to Class 1 of the Environmental Document Reporting Procedures and Guidelines adopted by the Board, and Section 15301 of the State of California Environmental Quality Act Guidelines (Existing Facilities).
3. Instruct and authorize the CEO to prepare a holdover agreement as to the current lease, continuing the term to December 31, 2013 and increasing the monthly rent from \$100,084 to \$150,000 effective April 2, 2013, and instruct the Chairman of the Board of Supervisors to sign the holdover agreement upon presentation to the Executive Office of the Board.

JM/sf

March 26, 2013

Board of Supervisors
383 Kenneth Hahn Hall of Administration
500 West Temple Street
Los Angeles, CA 90012

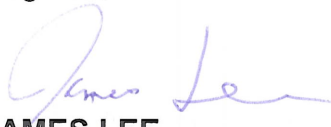
Dear Board of Supervisors:

**CHILD SUPPORT SERVICES DEPARTMENT
2934 EAST GARVEY AVENUE, WEST COVINA
Lease No. 74325 – Holdover Agreement**

This letter shall confirm that the landlord of the subject property, The Best Union, LLC, has agreed to a County of Los Angeles holdover until December 31, 2013. The holdover rent shall be at \$150,000 per month.

This letter shall also confirm that the landlord hereby rescinds the Notice to Vacate dated February 22, 2013, and will allow a holdover occupancy until December 31, 2013, as provided under this holdover agreement. In order to finalize and enter into these holdover terms, the landlord hereby requests the Los Angeles County Board of Supervisors countersign this holdover agreement after approval of the above terms by Board of Supervisors Motion.

Regards,


JAMES LEE



ATTEST: SACHI A. HAMAI
EXECUTIVE OFFICER
CLERK OF THE BOARD OF SUPERVISORS

By  Deputy

ADOPTED
BOARD OF SUPERVISORS
COUNTY OF LOS ANGELES

55 - A APR 2 2013


SACHI A. HAMAI
EXECUTIVE OFFICER

APPROVED:

COUNTY OF LOS ANGELES



By: Chairman of the Board of Supervisors

I hereby certify that pursuant to
Section 25103 of the Government Code,
delivery of this document has been made.

SACHI A. HAMAI
Executive Officer
Clerk of the Board of Supervisors

By  Deputy

74325, Supplement No. 1